

\$739,990 - 144 Evanscrest Park Nw, Calgary

MLS® #A2211173

\$739,990

6 Bedroom, 4.00 Bathroom, 1,811 sqft
Residential on 0.10 Acres

Evanston, Calgary, Alberta

Not all lots are created equal – and this large corner lot stands out.

Located in the heart of Evanston, this 6-bedroom, 4-bath home offers stylish living and incredible versatility for today's smart buyer.

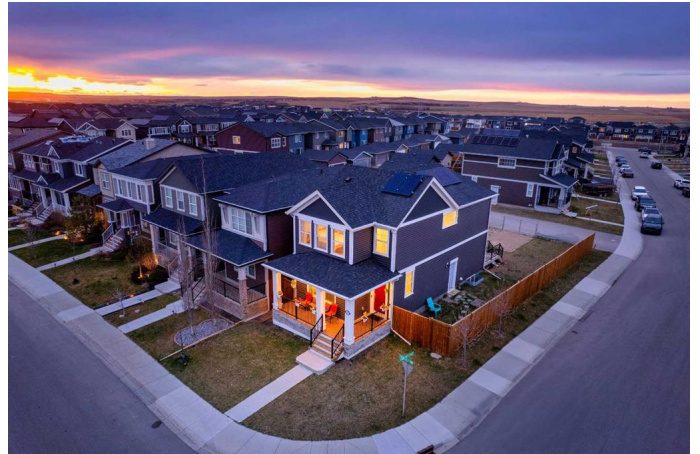
Inside, the main floor welcomes you with a spacious living area, modern kitchen with island, dining nook, and a main-floor bedroom with a full 4-piece bath – perfect for guests or multi-generational living.

Upstairs, enjoy a large primary bedroom with walk-in closet and ensuite, two additional bedrooms, a full bath, convenient laundry, and extra storage.

The fully developed basement includes a 2-bedroom illegal suite with separate entrance, living room, dining space, kitchenette, full 4-piece bath, and private laundry – an excellent mortgage helper.

Outside, the property features a huge backyard with rear alley access, and previously approved plans for a triple garage with a two-bedroom, two-bathroom legal carriage suite.

Please note: Since the permit has expired, any future development of a Carriage House Garage suite would be subject to approval and permitting by the City of Calgary.



Electrical rough-ins have already been started toward the future garage suite, offering a head start for those looking to maximize the property's long-term value.

Located near top-rated schools, shopping centres, parks, and major routes, this property is a rare opportunity to secure a large lot in a vibrant, family-friendly community. Additionally, a brand-new K-6 school has been announced for Evanston, set to open in fall 2026—making this an even more ideal community for families.

Move in. Rent out. Build equity.
Your next chapter starts here.

Built in 2020

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2211173 |
| Price | \$739,990 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,811 |
| Acres | 0.10 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 144 Evanscrest Park Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1J2 |

Amenities

| | |
|----------------|--------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Alley Access |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove, Washer/Dryer Stacked |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 40 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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